

ROGER P. CROTEAU & ASSOCIATES, LTD.

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6 *Attorney for Plaintiff*
LAS VEGAS DEVELOPMENT GROUP, LLC
7

8 UNITED STATES DISTRICT COURT
9 DISTRICT OF NEVADA

10 ***

11 LAS VEGAS DEVELOPMENT GROUP, LLC,)
a Nevada limited liability company,)

12)
13 Plaintiff,)

Case No. 2:15-cv-1127-APG-CWH

14 vs.)

15 SHIRLEY C. YFANTIS, an individual;)
CRYSTALIA L. YFANTIS, an individual;)
16 WELLS FARGO BANK, NA, a National)
Banking Association; NATIONAL DEFAULT)
SERVICING CORPORATION, an Arizona)
17 corporation; MARIA BARROGA, an)
individual; ANASTACIA CEPEDA, an)
18 individual; SECRETARY OF THE)
DEPARTMENT OF HOUSING AND URBAN)
19 DEVELOPMENT, a federal governmental)
agency; EVERGREEN MONEYSOURCE)
20 MORTGAGE COMPANY, a Washington)
corporation; DOE individuals I through XX;)
21 and ROE CORPORATIONS I through XX,)

22 Defendants.)
23)

24 **STIPULATION AND ORDER TO DISMISS AS TO**
DEFENDANT, SECRETARY OF THE DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT ONLY

25 COMES NOW Plaintiff, LAS VEGAS DEVELOPMENT GROUP, LLC ("*LVDG*"), and
26 Defendant, SECRETARY OF THE DEPARTMENT OF HOUSING AND URBAN
27 DEVELOPMENT ("*HUD*"), by and through their undersigned counsel, and hereby stipulate and
28

1 agree as follows:

- 2 1. The instant action was filed by the Plaintiff to recover title and possession of real
- 3 property commonly known as 9986 Otterburn Street, Las Vegas, Nevada 89178,
- 4 Assessor Parcel No. 176-28-613-097 (*"the "Property"*).
- 5 2. On December 1, 2015, HUD filed a Disclaimer of Interest herein [Doc. #55]
- 6 disclaiming any and all interest in the Property.
- 7 3. Based upon the foregoing, the instant action shall be dismissed in its entirety as it
- 8 relates to HUD only.
- 9 4. HUD shall be bound by any judgment of this Court relating to the rights and title
- 10 of the various remaining parties in and to the Property.
- 11 5. HUD shall retain all rights and claims that it may possess against any party to this
- 12 action.
- 13 6. Each party shall bear its own costs and fees.

14 Dated this 1st day of December, 2015.

15 ROGER P. CROTEAU &
16 ASSOCIATES, LTD.

UNITED STATES ATTORNEY

17 /s/ Timothy E. Rhoda
18 TIMOTHY E. RHODA, ESQ.
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**LAS VEGAS DEVELOPMENT GROUP,
LLC**

/s/ Troy K. Flake
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**SECRETARY OF THE DEPARTMENT
OF HOUSING AND URBAN
DEVELOPMENT**

24 **IT IS SO ORDERED.**

25 By: 
26 Judge, U.S. District Court

27 Dated: December 1, 2015

28

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